

# **\$574,900 - 45 Blackbird Bend, Fort Saskatchewan**

MLS® #E4453578

**\$574,900**

4 Bedroom, 2.50 Bathroom, 2,045 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

**\*Under Construction\*120 Day Possession\***

Visit Showhome at 207 Starling Way to checkout finishes. 2045 Sq Ft custom built home! 18"™ ceiling with open to below concept. 9"™ Ceilings through the Main floor, even the basement!!! Modern finishings throughout the house are included in the price!! In-Stair lighting, crown molding lit up with LED lighting, coffered ceilings. With a total of 3 bedrooms upstairs and a bedroom/den on the Main Floor! Well equipped kitchen with built in appliances, gas counter top stove, built-in wall oven and microwave is any chef's™ dream kitchen. Basement is unfinished and can be developed if required. Near green spaces and close to baseball diamonds, dog park, playground and miles of walking trails and the reassurance of a home warranty. THIS HOME IS A PERFECT FOR A GROWING FAMILY. THIS HOME IS A MUST VIEW!

Built in 2025

## **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4453578  |
| Price      | \$574,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,045                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 45 Blackbird Bend |
| Area        | Fort Saskatchewan |
| Subdivision | South Fort        |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0G6           |

### Amenities

|           |                                                                                                                                                                                |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Smart/Program. Thermostat, See Remarks, HRV System, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                                                                                                                         |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                  |
| Exterior Features | Golf Nearby, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                    |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 30                |
| Zoning         | Zone 62           |

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Listing information last updated on September 17th, 2025 at 4:33pm MDT